



Birchcliff Property Owners Association of Douro-Dummer, Inc.
858 Birchview Road, Douro, ON K0L 2H0
www.bpoa.ca

Sept.24, 2023

Mayor and Councilors,
Township of Douro-Dummer,
894 South Street, P.O. Box 92, Warsaw
Ontario, K0L 3A0

Re: Short Term Rentals

Dear Madam/Sirs:

The BPOA represents an area of approximately 200 property owners along the south and east sides of Clear Lake. While we understand that for some, renting out the family cottage for part of the summer is a way to make cottaging affordable, we also recognize that commercial operators who purchase property for the sole purpose of renting, without taking responsibility for their renter's actions, is detrimental to our Lake.

The BPOA supports the Township of Douro Dummer developing regulations for STRs as we do not want to be the only township without regulations. In particular the BPOA would like to see:

- A. Consistency in by-laws, licensing and enforcement with the other bordering townships.
- B. Differentiation between hosted (owner on grounds) and unhosted licensing requirements, and differentiation between short term rentals including minimum length of stay, and long term rentals. If these properties are not being lived in by the owner and are just being rented, then this is more like a hotel business and should require a change in use zoning amendment and be treated like any other licensed business.
- C. In all cases of STRs, the BPOA wants safety and health standards to be met which means: buildings must be up to code and septic system inspected for the projected occupant load, off-road parking available, and owners are responsible to ensure renters are educated about noise, fires, water and boat safety issues etc..
- D. Finally, the BPOA would want to see some form of complaint/fine/enforcement regimen be put in place to protect neighborhoods from negligent owners and irresponsible renters.

Thank you for considering the above.

Sincerely

Murray Miskin,
President